



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236
Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

MAY 17, 2007

PRESENT: Martin, Hinkle, Maxey
ABSENT: None
LATE: None
STAFF: Senior Planner (SP) Linder and Associate Planner Golden

REGULAR MEETING

Chairman Martin called the meeting to order at 7:00 p.m.

DECLARATION OF POSTING OF AGENDA

Senior Planner Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chairman Martin opened/closed the public comment period. No public comments were received.

MINUTES:

May 3, 2007:

BOARD MEMBERS HINKLE/MAXEY MOTIONED TO APPROVE THE MINUTES OF THE MAY 3, 2007 MEETING.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: HINKLE, MARTIN, MAXEY
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

SUBCOMMITTEE:

No comments or corrections on the subcommittee reports.

PLAN DETAIL

- 1) **SITE REVIEW, SR-06-28: MYRTLE-SMITH/MATAYA:** A request for approval of site plan details which were required as conditions of approval of the small commercial/residential mixed-use development proposed on a .17 acre site located at 75 Myrtle Ave. (APN 817-01-046)

BOARD MEMBERS MAXEY/HINKLE/MARTIN DIRECTED THE APPLICANT TO MAKE THE FOLLOWING PLAN MODIFICATIONS AND RETURN FOR REVIEW AND APPROVAL:

- a) **Incorporate a 15 ft. second story setback**
- b) **Provide a 5 ft. front setback**
- c) **Provide a utility plan which shows the locations of the sewer line(s), required clean-outs, primary and secondary transformers, gas lines, gas meters, phone box and AC unit(s).**
- d) **Show exact location of curb, sidewalk and any existing and proposed utility easements.**

PUBLIC HEARING:

- 1) **SITE REVIEW, SR-07-02: DEWITT-MORGAN HILL PRESBYTERIAN CHURCH HALL:** A request for approval of site and architectural review to allow a 3000+ sq. ft. parish hall addition to the Morgan Hill Presbyterian Church located at 16970 DeWitt Ave. The subject site is zoned R-1, 7000 Single Family Medium Density. (APN: 767-02-004).

BOARD MEMBERS MAXEY/HINKLE MOTIONED TO CONCEPTUALLY APPROVE THE PROJECT WITH THE FINAL RESOLUTION TO RETURN AS CONSENT CALANDER ITEM.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: HINKLE, MARTIN, MAXEY

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

- 2) **SITE REVIEW, SR-06-22: MYRTLE-LATALA:** A request for the approval of site and architectural review for a 6-unit single family attached residential development located at 50 Myrtle Ave. The subject site is approximately 0.45 acres and zoned CC-R (APN 817-01-022)

BOARD MEMBERS MARTIN/HINKLE MOTIONED TO APPROVE THE APPLICATION SUBJECT TO THE CONDITIONS CONTAINED WITHIN THE RESOLUTION. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: HINKLE, MARTIN, MAXEY

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

ARCHITECTURAL REVIEW BOARD MINUTES

May 17, 2007

Page 3

ANNOUNCEMENTS:

ADJOURNMENT: Chair Martin adjourned the meeting at 8:00 p.m.

MINUTES PREPARED BY:

Terry Linder
Meeting Coordinator